

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

213/7 ASPEN STREET MOONEE PONDS VIC 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

412/7 ASPEN STREET MOONEE PONDS VIC 3039	\$450,000	11-Aug-23
1027/40 HALL STREET MOONEE PONDS VIC 3039	\$435,000	23-Oct-23
1212/40 HALL STREET MOONEE PONDS VIC 3039	\$445,000	15-Dec-23

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 09 January 2024



412/7 ASPEN STREET MOONEE PONDS VIC 3039

 1  1  1

Sold Price **\$450,000** Sold Date **11-Aug-23**

Distance **0km**



1027/40 HALL STREET MOONEE PONDS VIC 3039

 1  1  1

Sold Price ^{RS} **\$435,000** ^{UN} Sold Date **23-Oct-23**

Distance **0km**



1212/40 HALL STREET MOONEE PONDS VIC 3039

 1  1  1

Sold Price ^{RS} **\$445,000** Sold Date **15-Dec-23**

Distance **0.1km**

RS = Recent sale UN = Undisclosed Sale

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